CITY OF WAUKEGAN



DOWNTOWN/ LAKEFRONT STREETSCAPE STANDARDS

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TABLE OF CONTENTS

| Introduction | 3 |
|---|----|
| Family of Streetscape Elements | 3 |
| Benches with Backs | 3 |
| Backless Benches | 4 |
| Movable Planters | 4 |
| Waste Receptacles | 4 |
| Tree Grates | 5 |
| Decorative Fencing | 5 |
| Bicycle Racks | 5 |
| Decorative Street Lighting | 6 |
| Newspaper Corrals | 6 |
| Trash/Equipment Screening | 6 |
| Decorative Paving | 7 |
| Decorative Water Features/Drinking Fountains | 7 |
| Public Art | |
| Pedestrian Zone Landscaping | 7 |
| Public Signs/Community Wayfinding | 7 |
| Raised Planters | 8 |
| Special Pedestrian Zone/Streetscape Conditions | 8 |
| Outdoor Sidewalk Cafes | 8 |
| Corner Bump Outs | 8 |
| Bus Shelters | 9 |
| Appendix | 10 |
| Bench Specifications City Sites Series by Victor Stanley | 11 |
| Backless Bench Specifications City Sites Series by Victor Stanley | 12 |
| Planter Specifications City Sites Series by Victor Stanley | 13 |
| Receptacle Specifications City Sites Series by Victor Stanley | 14 |
| Tree Grate Specifications Greenwich Collection by Neenah Foundry | 15 |
| Bike Rack Specifications Vintage Rack Series by Cycle-Safe, Inc | 16 |
| Washington Postlite Luminaire Specifications | 17 |
| Boardwalk Tear Drop Specifications | |
| North Yorkshire with Boston Harbour Crossarm Specifications | 19 |
| Annapolis Series Crossarm Specifications | |
| Cast Aluminum Banner Arm Specifications | 22 |

City of Waukegan Streetscape Elements

Introduction

As part of its downtown, the City of Waukegan feels a pedestrian-friendly character of the streetscape lends to the charm and ambience of these districts. Elements that are characteristic of a pedestrian-oriented streetscape include narrow rights-of-way, numerous storefronts with display windows and a high volume of pedestrian traffic. Care should be taken to maintain and enhance these elements within the downtown.

Attention should be paid to all streetscape/pedestrian zones and to ensure that those created, altered and amended by future developments continue to enhance Waukegan's pedestrian-friendly character. Special consideration must be given to enhancing and providing safe, efficient movement for these districts' users.

Overall, a common streetscape theme, even with minor style variations, will promote a cohesive City identity easily recognizable between the downtown, lakefront and institutional areas within the downtown. This theme is expressed in the selected streetscape family, or palette, which is used in public, semi-public and private streetscape and open space areas.

The City's streetscape elements should be placed in high traffic areas and grouped to provide the greatest public benefit. They should be coordinated and consistent along the street. And all elements should be of high quality and durability. Streetscape design for all development sites should be coordinated with the overall streetscape design of the districts or adjacent streets to reinforce a coordinated physical character for the area. For example, lighting for a new development's pedestrian plaza should be similar to the City streetlights installed on adjacent district streets. Model names, suggested manufacturers and specifications for streetscape elements are listed in Appendices A and B.

Family of Streetscape Elements

Benches with Backs

New developments should find ways to include pedestrian seating into the overall site design and open space. Benches should be placed in the parkway in unobtrusive locations and considered in private open spaces. They should be placed in higher intensity pedestrian traffic areas and/or to provide convenient seating opportunities. Benches with backs shall be a 6-foot standard length. Benches should also be incorporated into new multi-family and institutional uses. Specifications for the bench can be found in the Appendix on page 11.



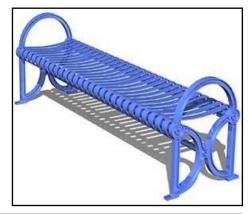
<u>Victor Stanley</u> City Sites Series • CR-18 • 6'-0" long • Cast iron supports • All steel-welded assembly

• Color: Black • Price (as of 5/27/08): \$1,148.00 w/o intermediate armrest. Intermediate armrest: \$124.00

• Bronze plaque (4" x 6") (4 lines with 14 characters per line maximum): \$160.00 • Specifications in Appendix

Backless Benches

New developments should find ways to include pedestrian seating into the overall site design and open space. Backless benches should be placed in the parkway and considered in private open spaces. They should be placed in more locations than the standard bench to provide less-obtrusive seating opportunities. Backless benches shall be a 6-foot standard length. Backless benches also provide the flexibility of what direction the person can face. Specifications for the bench can be found in the Appendix, on page 12.



<u>Victor Stanley</u> City Sites Series • CR-16 • 6'-0" long • Cast iron supports • All steel-welded assembly • Color: Black • Price (as of 5/27/08): \$964.00 • Specifications in Appendix

Movable Planters

Movable planters are encouraged for sidewalks and open spaces too narrow to accommodate raised curb planters. Planters should also be incorporated into new multi-family and institutional uses. Specifications for the planter can be found in the Appendix, on page 13.



<u>Victor Stanley, Inc.</u> Ironsites Series • S-24 • All steel-welded assembly • 18-gallon capacity Polyethylene liner • Color: Black • Price (as of 5/27/08): \$798.00 • Specifications in Appendix

Waste Receptacles

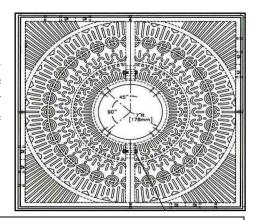
Waste receptacles should typically be placed on each corner and at least one mid-block in high-pedestrian traffic areas such as Genesee Street. Institutional uses should consider waste receptacles at discreet locations. Publicly-accessible open spaces shall provide the same model of waste receptacles. Specifications for the waste receptacle can be found in the Appendix, on page 14.



<u>Victor Stanley, Inc.</u> Ironsites Series • S-35 • 24 gallons • Plastic liner • All steel-welded assembly • Color: Black • Price: (as of 5/27/08): \$698.00 w/o domelid ashtray • Domelid ashtray: \$224.00 • Specifications in Appendix

Tree Grates

Tree grates should be used in parkway/pedestrian zones within the downtown where space limitations occur. The standard tree grate for the downtown is provided by Neenah Foundry Company. Specifications for the tree grate can be found in the Appendix, on page 15.



Neenah Foundry Company Greenwich Series • 48" square • 14" diameter tree opening • 3/8" typical slot openings • 290 pounds per set • Color: Unfinished

Decorative Fencing

Only decorative fencing shall be used where appropriate to enhance and define open spaces, landscaped areas, and building entrances. Such fencing should not be more than three or four feet in height. Solid fencing shall be avoided unless used for screening of service areas. Chain link fences are strictly prohibited. Landscaping and decorative fencing, using the city standard, is required along all public street frontages to obscure the view of surface parking areas.



Monument Iron Works Imperial D Modified Series • 3 rails, 1 row of 4" rings • 6'-0" sections • 3' height • 3/4" solid steel pickets • Color: Black

Bicycle Racks

Bicycle racks shall be located in high bicycle traffic areas along pedestrian and vehicular zones. Racks should be sited to not impede the pedestrian free zone or seating/gathering areas. Surface and structural parking lots shall allocate spaces for bicycle parking. Publicly-accessible open spaces shall provide bicycle racks using the same or coordinating model style. Bicycle racks should also be incorporated into new multi-family and institutional uses. Specifications for the bicycle rack can be found in the Appendix, on page 16.



<u>Cycle-Safe, Inc.</u> Vintage Rack Series • 12" radius • 2" tube • 24" x 36" (at grade) • Weight varies depending on model • All steel assembly • Color: Black • Specifications in Appendix

Decorative Street Lighting

A selected City lighting fixture should be consistent among various districts. New development shall provide street lighting that conforms to a City street lighting plan on public rights-of-way or parkways that border the property. Lighting in the districts should be spaced equally apart and set



at an appropriate spacing to achieve desired light illumination levels set by a qualified lighting engineer. The Washington Postlite luminaire light fixture, the Boardwalk Teardrop luminaire light fixture and decorative North Yorkshire cast iron and steel pole with weatherproof receptacles must be used throughout the downtown and shall conform to the Specifications in Appendix B. Mounting heights will vary in areas depending on final spacing and desired illuminant levels. Lighting should pedestrian areas with minimal glare onto properties/residential areas. Lighting should extend from the street into public, semi-public, and select private open space, vehicular use areas and publicly accessible alleys. Required accessory equipment for such lighting include banner arms, the Annapolis Crossarm, and the Boston Harbor cast aluminum arm.

Newspaper Corrals

While newspaper boxes serve an important function downtown, they become problematic when placed improperly or placed in poor locations. Newspaper corrals shall be installed by the City of Waukegan and only at the intermodal station and other key locations throughout the downtown to eliminate the random placement of newspaper boxes and eliminate clutter. Newspaper and other publication agencies must contact the City of Waukegan for appropriate permits and licensing.



Trash/Equipment Screening

For all new developments and loading areas, dumpsters and outdoor utility equipment shall be consolidated as much as possible and thoroughly screened with year-round solid screening. Said screening shall be of a material and style which replicates the materials of the building.

Decorative Paving

Decorative brick pavers should be used along sidewalks, at corners, and/or in plazas to enhance the attractiveness of an area and to define pedestrian activity areas. Pavers, or stampers, should also be set into streets/driveways to define pedestrian crosswalks or special pedestrian zones. Such treatments are intended to reduce traffic speeds, connect pedestrian walkways, and enhance a site's attractiveness and physical character. Where decorative pavers are not used, concrete walks and plazas should include designed scoring, and finishes improving the appearance of such areas. In new



developments in the downtown, concrete should be placed as a banding in combination with the decorative brick paver sidewalk. The City encourages the use of brick pavers in high impact streetscape spaces such as building entries, plazas, corner pocket bump-outs and pocket parks such as Jack Benny Plaza. Patterns of sidewalk materials and pavers should be consistent with the surrounding character or should establish a character if none exists. All sidewalks/pedestrian areas shall be handicapped-accessible.

Decorative Water Features/Drinking Fountains

Drinking fountains should be considered for high pedestrian traffic areas or open spaces only. The design should coordinate with the overall streetscape design theme and family of elements. Decorative fountains that are proportionate to and appropriate with their surroundings are encouraged in open spaces. If used, fountain design should carefully consider maintenance and safety.

Public Art

Public art can create a framework to organize open spaces, integrate building and landscape design or highlight a functional element such as a fountain. Where appropriate to new developments, public art should be provided to enhance the City's character and convey historical or social significance.

Pedestrian Zone Landscaping

Streetscapes within the downtown areas should be designed to provide pedestrians with shade and visual interest. Providing adequate landscaping within the pedestrian zones is an essential element to maintaining and enhancing the City's streetscape character. Irrigation and appropriate drainage are recommended for all landscaped areas, especially for raised planters.

Public Signs/Community Wayfinding

Consistent, well-designed and clearly-interpreted community wayfinding signs shall be installed by the City of Waukegan throughout the downtown as needed.



Raised Planters

Where possible, street trees and multi-tiered planting in continuous raised planters is encouraged. Multi-tier means providing additional plant material below street trees, such as shrubs, perennials and groundcovers. These additional plantings should provide a variety of coordinated color and seasonal interest to the streetscape. Continuous raised sidewalk planters with expansive planting soil volumes are preferred. Raised curb planters should be approximately six inches in height and a minimum of 3.5 feet wide (inside dimension). However, a 5-foot inside width dimension is preferred. The raised planters should also contain a continuous decorative 18-inch metal railing around the curb top and be of a style reflecting the City standard or the proposed development plan. The length of these planters should be designed to accommodate store entrances, signs and other streetscape elements. Soil should be mounded to 6 inches above the top of the planter curb at the center of the planter. Mulch, groundcover, or other appropriate plantings in conjunction with the appropriate street trees should be provided. Where appropriate, adequate GFI electrical outlets should be provided for each individual street tree or combinations of trees in the Business Districts.

Special Pedestrian Zone/Streetscape Conditions

Outdoor Sidewalk Cafes

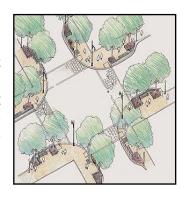
Dining establishments, coffeehouses or cafes are encouraged to provide adequately spaced outdoor seating. The City encourages the use of these small outdoor spaces to help enliven the streetscape. Careful attention must be paid to maintaining a pedestrian clear zone. Tables, chairs, umbrellas, service equipment and planters should be kept out of the pedestrian clear zone. A temporary or seasonal designed barrier element is encouraged to ensure a clear demarcation of these spaces. The business or property owner should erect a simple decorative railing, fence, planters or similar element. The height of such a barrier should be



no greater than 36 inches and constructed of a solid durable material easily anchored and removed in the paved space. The design of the barrier should reflect the architectural style of the building or coordinate with the City streetscape elements. Maintenance and upkeep of the barrier is the sole responsibility of the business proprietor or building owner. The City may request a seasonal deposit or permit for outdoor café use.

Corner Bump Outs

The City encourages the use of bump-outs, or widened walkways, at street corners. These bump outs serve numerous functions: they slow traffic, highlight pedestrian crossings, encourage pedestrian gathering and allow for the incorporation of streetscape elements into the streetscape design. Bump-outs should only be used in the business



districts at key intersections. They may also be used at corners where transitions occur from multiple family or institutional uses. Bump-outs must be designed to meet the engineering design specifications of the City and, when applicable, of IDOT to provide a safe and proper turning radius for vehicular traffic along with appropriate sight lines and compliance with ADA standards.

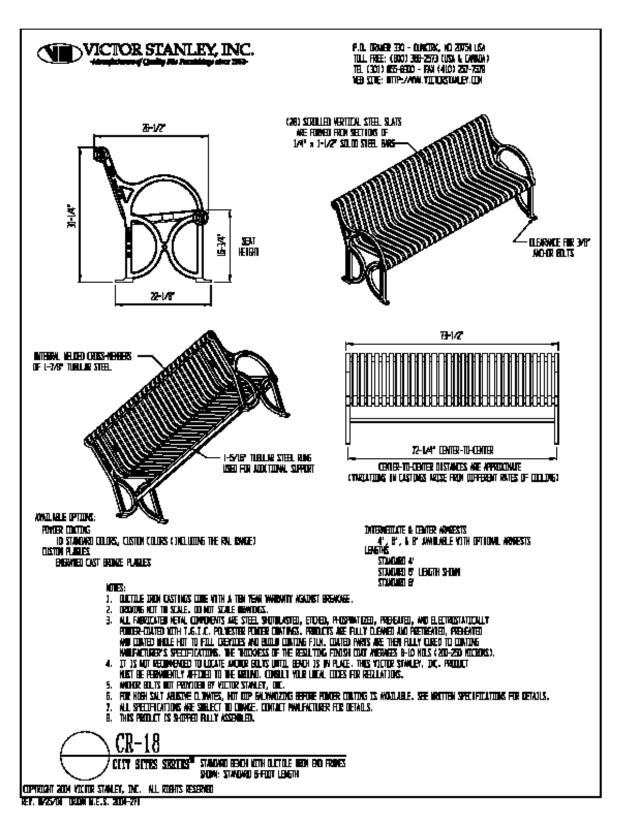
Bus Shelters

Bus shelters currently exist at selected PACE locations throughout the downtown. Where bus stops occur, a coordinated City sign system should be developed. The City, in cooperation with PACE and Viacom Outdoor, established a new bus shelter design known as the Paladium with Victorian treatments. Final location of these shelters should be determined by the summer of 2005. All new bus shelters should incorporate City sign elements.



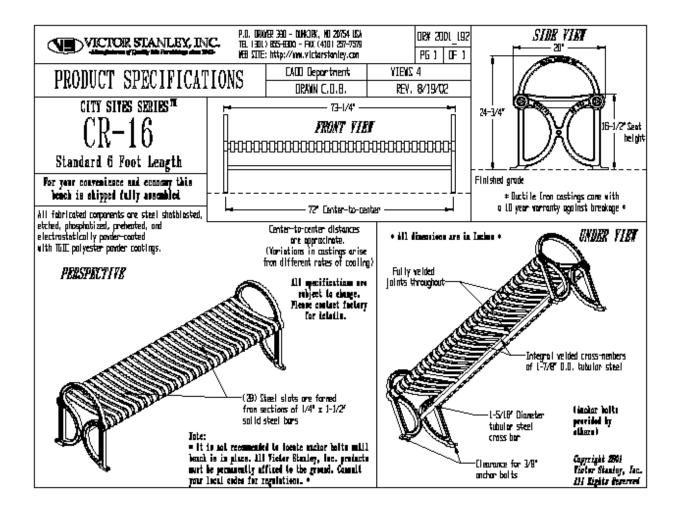
Appendix

Specifications



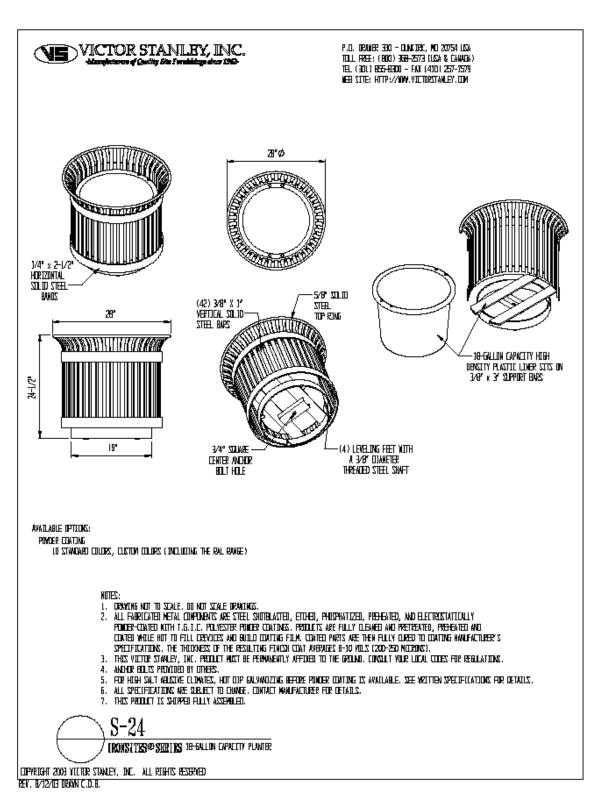
Bench Specifications

City Sites Series by Victor Stanley



Backless Bench Specifications

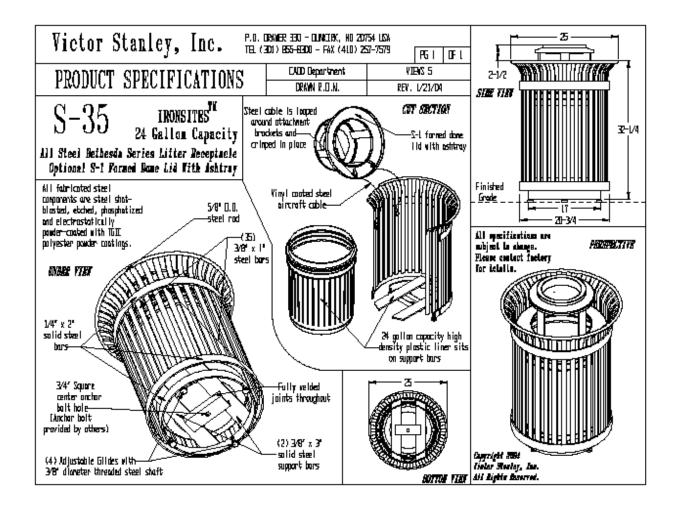
City Sites Series by Victor Stanley



Planter Specifications

Ironsites Series by Victor Stanley

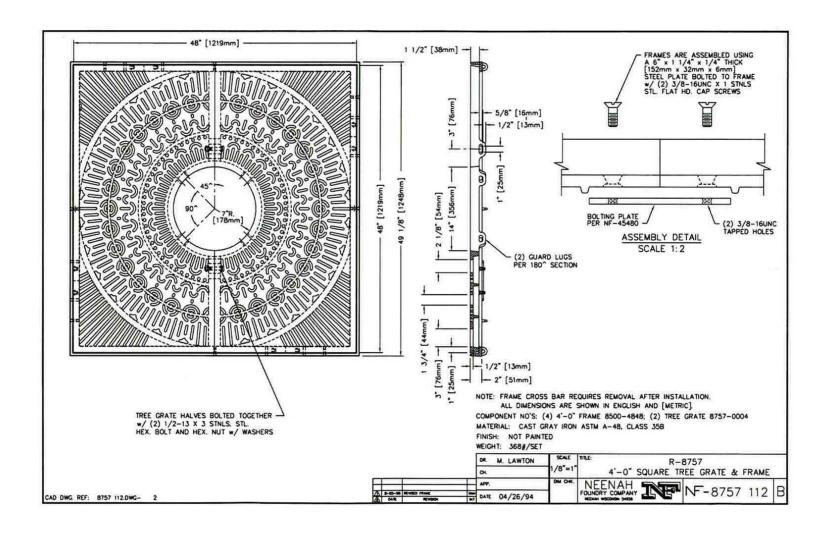
Updated 03/14/05



Receptacle Specifications

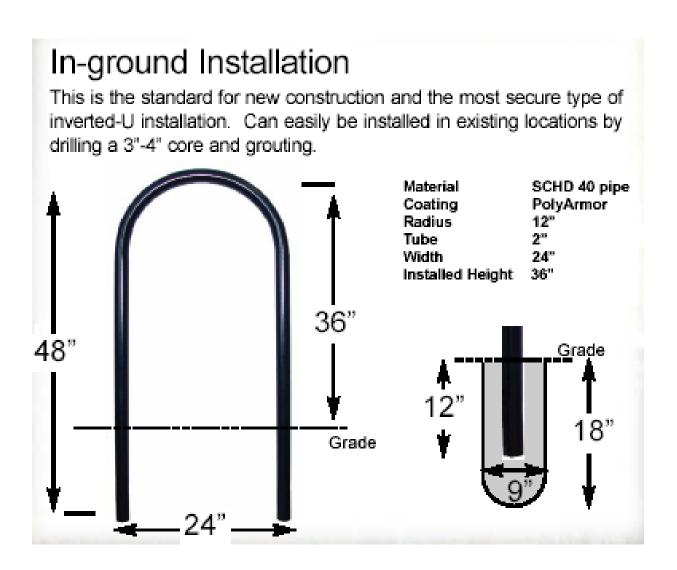
City Sites Series by Victor Stanley

(Shown with optional Dome and Ashtray)

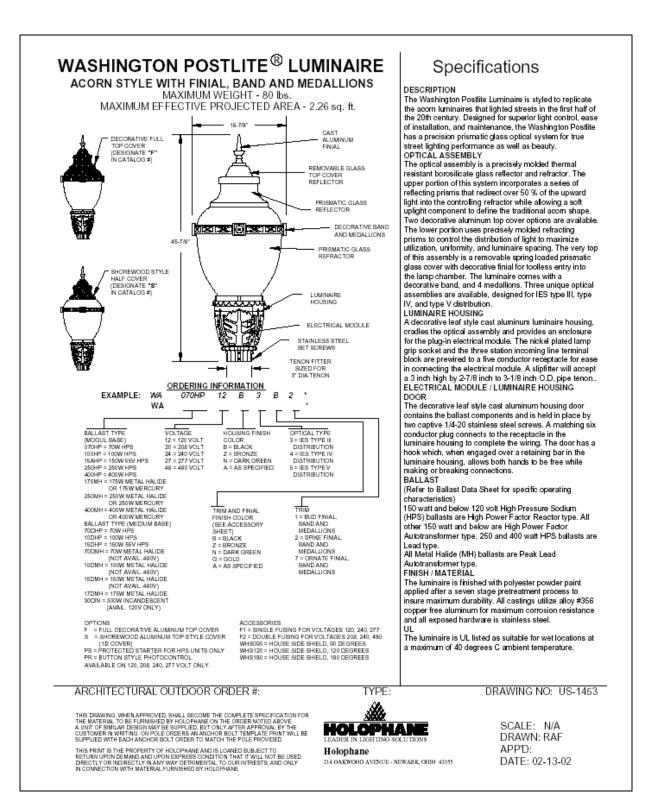


Tree Grate Specifications Greenwich Collection by Neenah Foundry

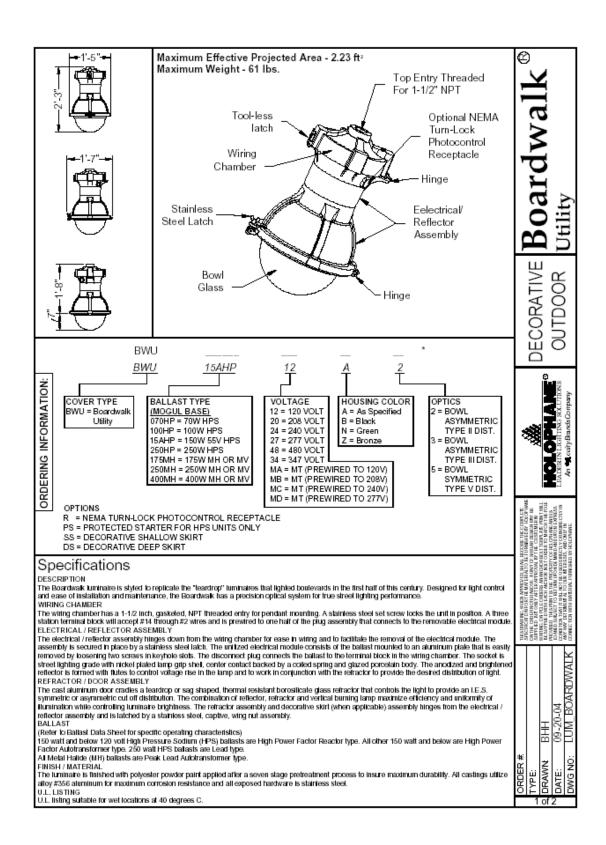
Updated 03/14/05 15



Bike Rack Specifications Vintage Rack Series by Cycle-Safe, Inc.



Washington Postlite Luminaire Specifications



Boardwalk Tear Drop Specifications

NORTH YORKSHIRE

Cast Iron and Steel Post, 20" Dia. Base with Boston Harbour Cast Aluminum Crossarm for Pendant Mounted Luminaires



Specifications

DESCRIPTION

The North Yorkshire lighting posts shall be cast iron and steel construction, massively tapered with a deep 16 flute pattern and a classic tapered fluted base. The post shall be shipped from the factory as a one piece unit with no multiple, slide over, or wraparound pieces. The Boston Harbour decorative crossarm(s) shall be all aluminum construction with a smooth uprising arm, decorative arm support, and a decorative swivel mounting adaptor for pendant mounted luminaires.

LIGHTING POST

North Yorkshire Height: 18', 21', or 23' Tenon Size: 3" OD by 6" high 20" diameter Base: Shaft Material: 16 flute steel

Heavy wall cast iron, ASTM A48 Class 30 Base Material:

Prime painted with red oxide primer Finish: Anchor Bolts:

(4) 3/4" x 24" L type hot dipped

galvanized

CROSSARM

Boston Harbour Height: 22-3/4"

Width: 4', 6', or 8' (from center line of post

to center line of luminaire) Heavy wall cast #356 aluminum alloy and schedule 40 aluminum

Luminaire

Material:

1-1/2" NPT threaded nipple, Mounting:

schedule 40 aluminum, for pendent

mounted luminaires

Slipfitter: Arm(s) slipfit a 3" OD by 6" tall

Finish: Prime painted with red oxide primer

ARCHITECTURAL OUTDOOR ORDER #:

THIS DRAWING, WHEN APPROVED, SHALL BECOME THE COMPLETE SPECIFICATION FOR THE MATERIAL TO BE FURNISHED BY HOLO-PHANE ON THE ORDER NOTED ABOVE. A UNIT OF SIMLAR DESIGN MAY BE SUPPLIED, BUT ONLY AFFER APPROVAL BY THE CUSTOMER IN WRITING, ON POLE ORDERS AN ANO-FOR BOLT TEMPLATE PRINT WILL BE SUPPLIED WITH EACH ANDHORS BOLT ORDER TO MAICH THE POLE PROVIDED.

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TYPE:

DRAWING NO: US-1339

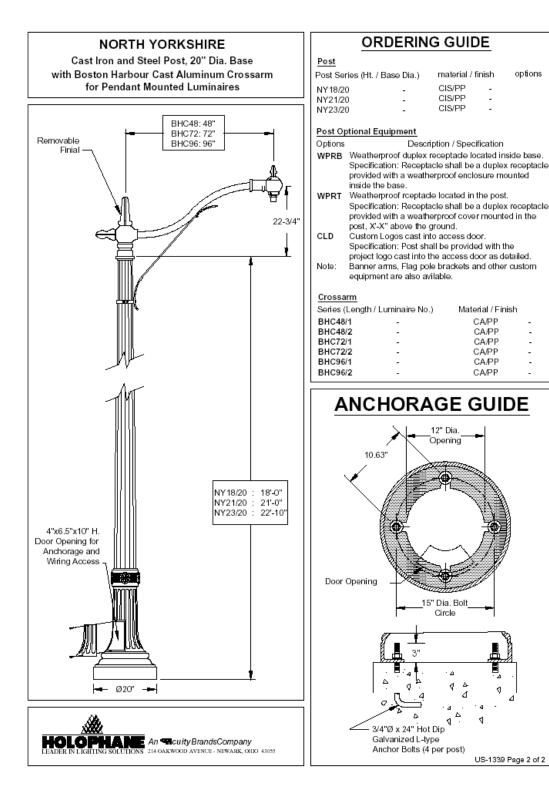


An Cuity Brands Company
214 OAKWOOD AVENUE - NEWARK, OHIO 43055

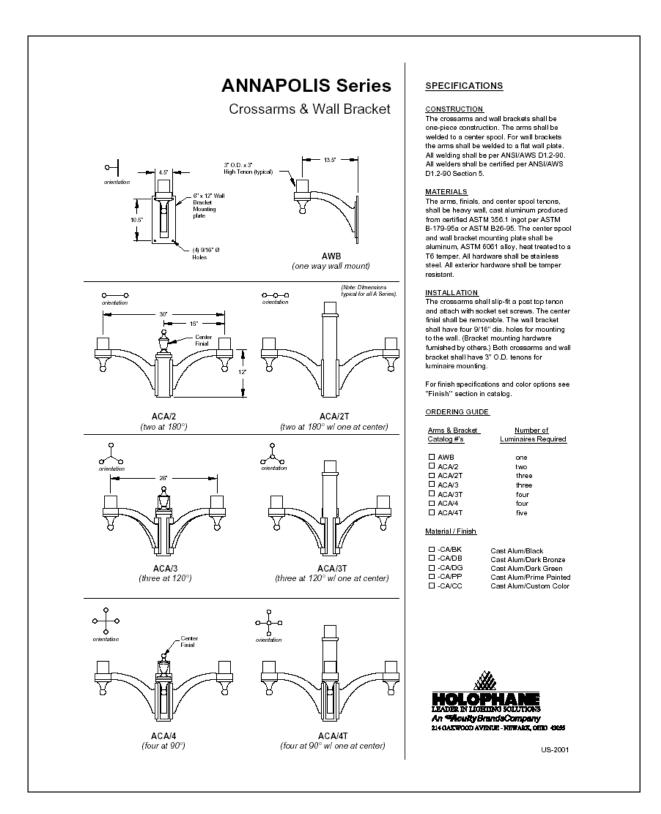
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SCALE: N/A

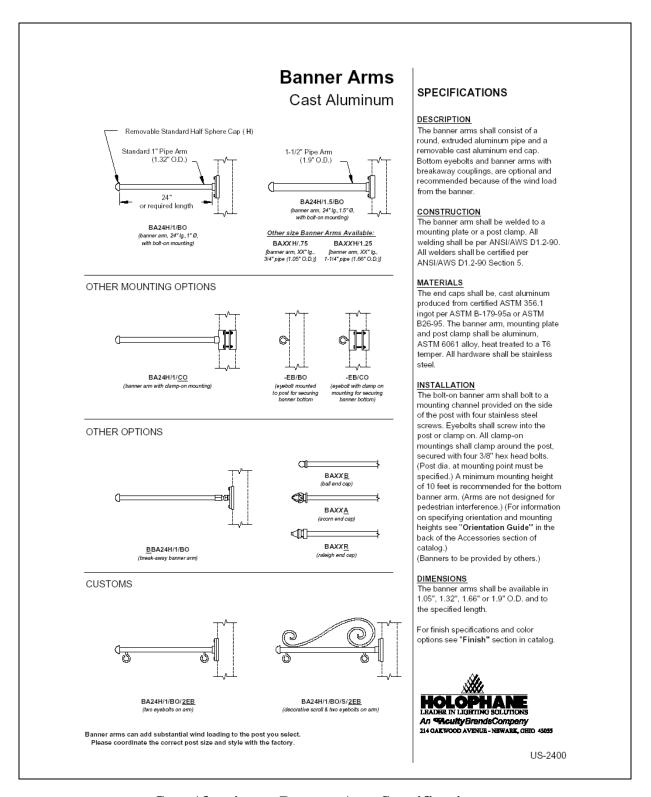
North Yorkshire with Boston Harbour Crossarm Specifications



North Yorkshire with Boston Harbour Crossarm Specifications (cont.)

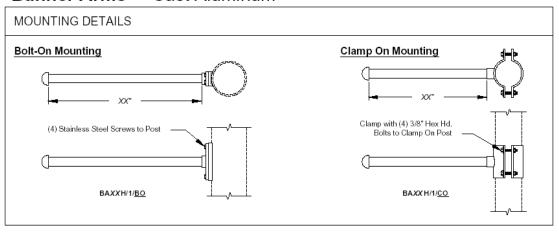


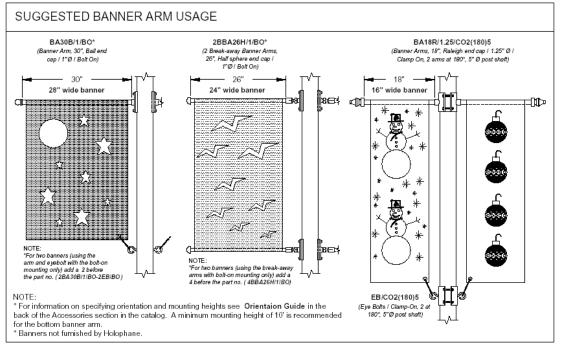
Annapolis Series Crossarm Specifications

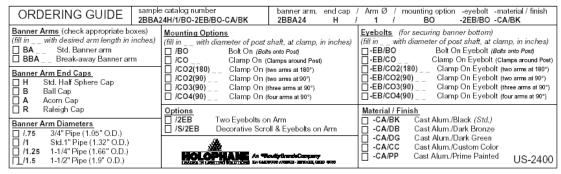


Cast Aluminum Banner Arm Specifications

Banner Arms Cast Aluminum







Cast Aluminum Banner Arm Specifications (cont.)